

Posted 4/9/2020
CP



TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
Tel: (860) 870-3601
Fax: (860) 870-3580
E-Mail: dwhclock@vernon-ct.gov

OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

Local Historic Property Commission

Meeting Notice
Thursday, April 9, 2020, 7:30PM

Via ZOOM Audio Teleconference
Phone: 646-876-9923
Meeting ID: 205-708578
Access/Password: 985423

Agenda

1. Roll Call
2. Approval of Minutes
 - 2.1 Regular Meeting – March 10, 2020 – deferred
3. Communications – deferred
4. Review of PZC, ZBA and Demolition Applications
 - 4.1 Request for waiver of 90-day demolition delay for property at 652 Dart Hill Road, RB Kenneth Boynton, Owner/Developer.
 - 4.2 Request for waiver of 90-day demolition delay for property at 28 Snipsic Street, RB Connecticut Water Company, Owner.
5. Unfinished Business – deferred
6. New Business – deferred
7. Adjourn

To assure a quorum if you cannot attend, please contact Bob Hurd via telephone at 860-402-6375 or E-mail at rbhurdaia@gmail.com.

Cc: Hurd
Iacobello
Nelson
Quinn
Saucier
Nicholson
Sierakowski
Trapp
K. Daigle, Town Clerk
S. Gately, Economic Development Coordinator
S. Prattson, Building Official
K. Boynton – 652 Dart Hill Road
J. Demar, CWC – 28 Snipsic Street
LHPC file

RECEIVED BY EMAIL

RECEIVED
VERNON TOWN CLERK
20 APR - 2 PM 2:44

(Clerk Note: Entire packet attached on website posting)

Robert b. Hurd

From: kboyn5555@aol.com
Sent: Tuesday, March 17, 2020 2:20 PM
To: Robert b. Hurd
Subject: Exemption from certificate of Registration

3-17-2020

Good Talking to you today Bob,

This is a formal request for a **Exemption from certificate of Registration** for a ranch style home on 652 Dart Hill Road , Vernon. As you may be aware we were approved to build 15 single family homes on this property. We have allowed the Fire Dept and Swat team use this empty home for practice. With that said , it needs to come down as they have blown off doors and cut open house extensively. If their is any way to get consensus of your committee prior to waiting until your next scheduled meeting, it would be much appreciated . After we receive the committee exemption we can get a demolition permit.

Owner :652 Dart Hill Road , Vernon

Kenneth J Boynton
100-25 Dobson Road
Vernon, Ct 06066

860-280-4961

BOYNTON KENNETH J
 100-25 DOBSON RD
 VERNON, CT 06066
 CENSUS TRACT: 530302
 Planned Unit Development

Neighborhood Number
 29990

Neighborhood Name
 STERLING CIRCLE

TAXING DISTRICT INFORMATION
 Jurisdiction Name Town of Vernon
 Area 146
 Routing Number 6881

Transfer of Ownership						
Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type		
JOHNSTON CYNTHIA A ATKINS STEVEN D	235000	12/02/2015	2427	276	W	
ATKINS ELIZABETH G	0	12/02/2015	2427	275	P	
ATKINS WILLIAM H JR & ELIZABETH G	0	02/18/2014	2331	162	Q	
NA	0	07/14/1977	313	301		

Valuation Record						
Assessment Year	2011	2016	2018	2019		
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT	2019 ASMT		
Market	L I T	88070 99840 187910	74770 109790 184560	74770 109790 184560	151200 0 151200	
70% Assessed/Use	L I T	61650 69890 131540	52340 76850 129190	52340 76850 129190	105840 0 105840	

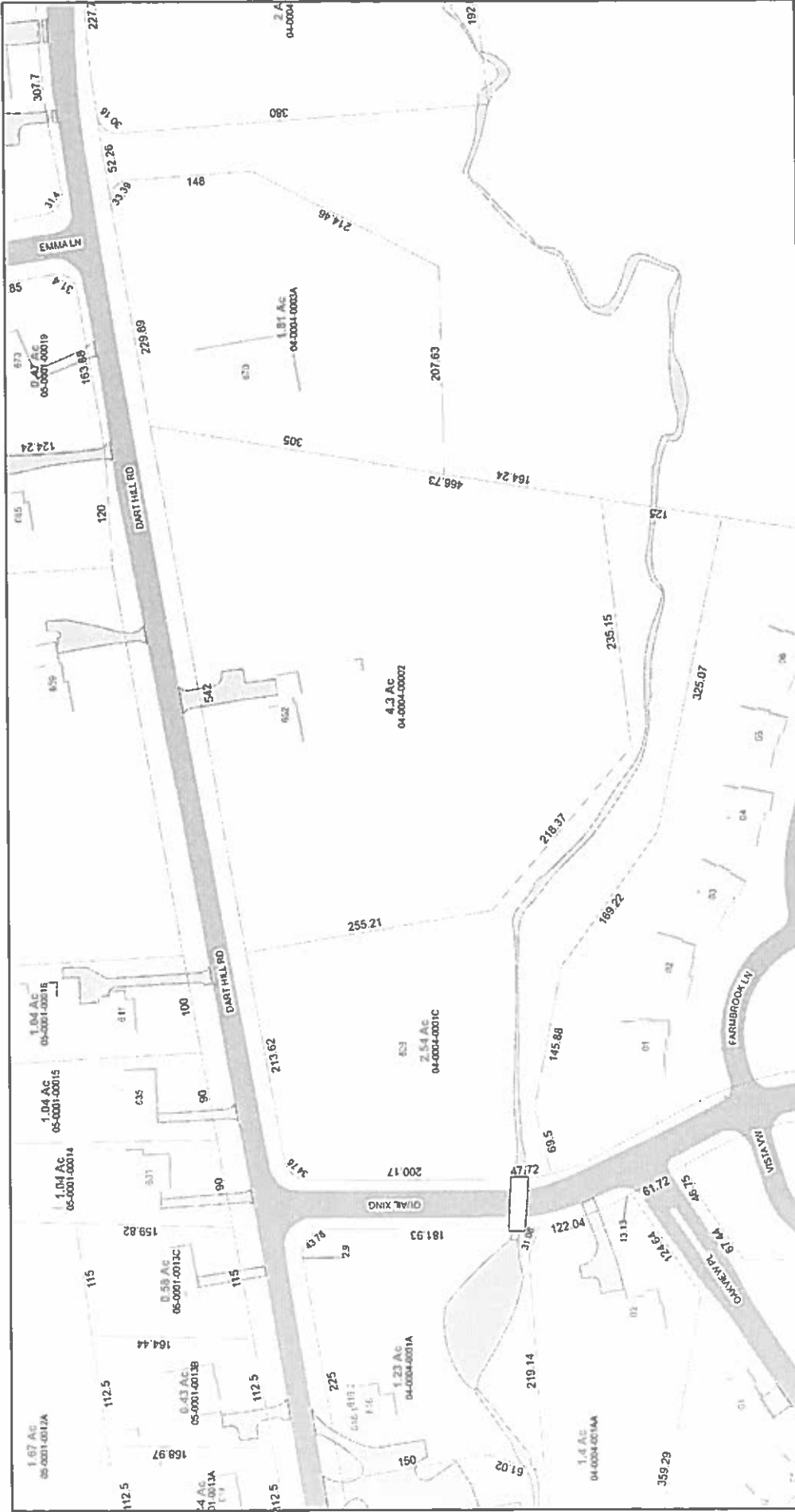
Land Size				
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor

Site Description
 Topography
 Level
 Public Utilities
 Sewer, Electric
 Street or Road
 Paved
 Neighborhood

Zoning:
 Comprehen MultiFamily / CMFD

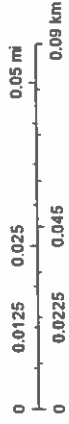
Legal Acres:
 4.3200

LHPC - 652 Dart Hill Road



April 2, 2020

1:1,166





Robert B. Hurd <rbhurdaia@gmail.com>

28 Snipsic St - Demo

1 message

Jessica Demar <Jessica.Demar@ctwater.com>
To: "rbhurdaia@gmail.com" <rbhurdaia@gmail.com>

Thu, Apr 2, 2020 at 1:20 PM

Mr. Hurd,

On behalf of the Connecticut Water Company (CWC), I am requesting a waiver of the 90 day demolition delay period for 28 Snipsic St, Vernon. The house was recently flooded due to a burst water pipe and now the downstairs level is uninhabitable. Even prior to the pipe bursting, the upstairs level appeared to be uninhabitable as well. The CWC intends to remove all hazardous materials, demo the house, and then subdivide and sell the residential lot and retain the undeveloped portion of the lot located in the public drinking supply watershed area. We are requesting the waiver because we are concerned about vandalism and mold problems if the house is left standing for an additional 90 days.

Thanks for your consideration.

Jessica

*Jessica Demar**Regulatory & Environmental Compliance Coordinator**Connecticut Water Company**860-664-6190*

CONNECTICUT WATER COMPANY THE
3 WEST MAIN ST
MILTON, CT 06413
GENSUS TRACT: 530100

Tax ID 45-0123-00007

Printed 02/27/2020

Transfer of Ownership

Consideration Transfer Date Deed Book/Page Deed Type

Owner	205000	10/07/2019	2628	197	W
WEST MARY ANN	0	01/08/2002	1367	199	P
WEST HERBERT A & MARY ANN	0	09/09/1959	115	389	
NA					

Neighborhood Number 1270
 Neighborhood Name Residential
 Zoning District INFORMATION
 Jurisdiction Name Town of Vernon
 Area 146
 Outing Number 6947

Valuation Record

Assessment Year	2011	2016	2018
Reason for Change	2011 REVAL	2016 Reval	2018 ASMT
Market	L I T	61500 129370 190870	58900 137280 196180
70% Assessed/Usc	L I T	43050 90570 133620	41230 96090 137320

Land Size			
Rating, Soil ID - or - Actual	Acrcage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Land Type			

Site Description
 Topography
 Level
 Public Utilities
 Water, Sewer, Electric
 Street or Road
 Neighborhood
 Zoning:
 Legal Acres:
 .3900



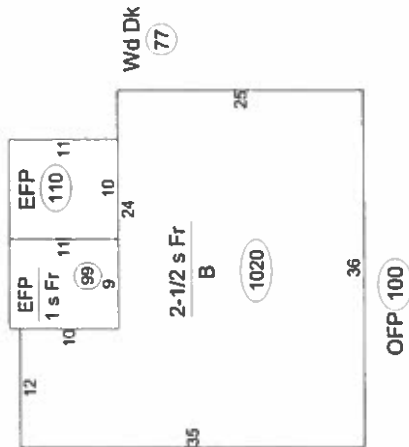
01

ACCOMMODATION
 Finished Rooms 7
 Bedrooms 5
 HEATING AND AIR CONDITIONING
 Primary Heat: Hot Water - Oil
 Lower Full Part
 /Bsm 1 Upper Upper

PLUMBING
 # TF
 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION
 Amount Date

Roofing: Asphalt Shingles
 Siding: Gable
 Windows: Standard
 Doors: NOT AVAILABLE
 PORING
 Thresholds: B
 Joists: 1.0, 2.0, 2.5
 Siding: B, 1.0
 ERIOR COVER
 Floor: 1.0, 2.0, 2.5
 ERIOR FINISH
 Siding: 1.0



Summary of Improvements

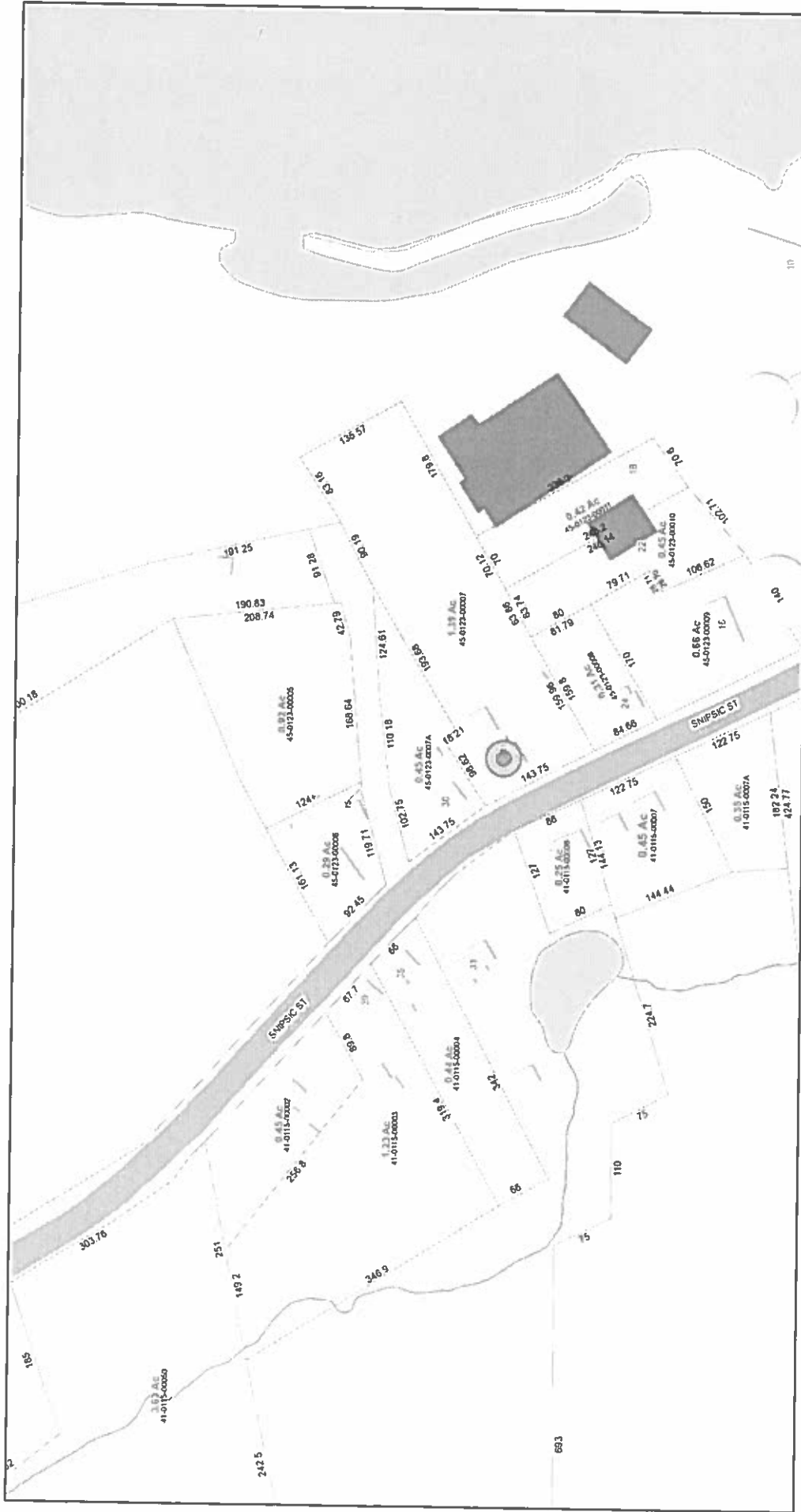
ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D 01	DWELL DETGAR	0.00 0.00	1	Avg Avg	1986 1986	1970 1989	AV AV	4

Special Features

Description

D : Remod 1986
 Basement Dirt Floor

LHPC - 28 Snipsic Street



April 2, 2020